

034.0

0003

0005.0

Map

Block

Lot

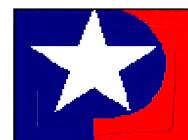
1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
470,300 / 470,300  
470,300 / 470,300  
470,300 / 470,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		SUNNYSIDE AVE, ARLINGTON

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4021.000	124,300		346,000	470,300	
Total Card	0.092	124,300		346,000	470,300	Entered Lot Size
Total Parcel	0.092	124,300		346,000	470,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	593.81	/Parcel:	593.81
						Land Unit Type:


**Patriot**  
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: TUNGKANA PHONTHIP	
Owner 2: PROMSOMBAT JUTHAMAT	
Owner 3:	
Street 1: 67 SUNNYSIDE AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: GREGORAKOS HELEN -	
Owner 2: -	
Street 1: 67 SUNNYSIDE AVE	
Twn/City: ARLINGTON	
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Asbestos Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4021		Sq. Ft.	Site		0	64.	1.34	3									346,004						346,000	

## PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	034.0-0003-0005.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	124,300	0	4,021.	346,000	470,300		Year end	12/23/2021
2021	101	FV	124,300	0	4,021.	346,000	470,300		Year End Roll	12/10/2020
2020	101	FV	123,000	0	4,021.	346,000	469,000	469,000	Year End Roll	12/18/2019
2019	101	FV	95,300	0	4,021.	313,600	408,900	408,900	Year End Roll	1/3/2019
2018	101	FV	95,300	0	4,021.	297,300	392,600	392,600	Year End Roll	12/20/2017
2017	101	FV	95,300	0	4,021.	259,500	354,800	354,800	Year End Roll	1/3/2017
2016	101	FV	95,300	0	4,021.	221,700	317,000	317,000	Year End	1/4/2016
2015	101	FV	76,800	0	4,021.	205,400	282,200	282,200	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							2777
GREGORAKOS HELE	76227-359	1	11/20/2020		490,000	No	No								
INGRAM FRANKLIN	33746-30		10/2/2001		215,000	No	No	Michael Gregorakos dod 12/19/2016							
MCARTHUR CHARLE	9245-301		10/9/1958		8,000	No	No	N							
GARDEN ESTATES	7536-78		2/1/1950		1	No	No								

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
7/3/2007	526	Manual	1,000	C				build a wall	1/28/2021	SQ Returned	MM	Mary M													
5/14/1997	243	Manual	6,070					REPAIR PORCHES	1/12/2021	SQ Mailed	MM	Mary M													
									8/28/2020	Meas/Inspect	DGM	D Mann													
									12/7/2018	MEAS&NOTICE	CC	Chris C													
									4/29/2009	Measured	372	PATRIOT													
									12/2/2001	MLS	MM	Mary M													
									2/20/2000	Mailer Sent															
									2/18/2000	Measured	270	PATRIOT													
									11/1/1981		MM	Mary M													

Sign: VERIFICATION OF VISIT NOT DATA   /  /  

User Acct	23389
GIS Ref	
GIS Ref	
Insp Date	08/28/20
08/28/20	

Total Card / Total Parcel	470,300 / 470,300
Prior Id # 1:	23389
Prior Id # 2:	

Prior Id # 1: 23389

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 23 - Row House		Full Bath: 1	Rating: Average					COMMON WALL.										
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: 1															
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: 1															
Foundation: 1 - Concrete		A 3QBth: 1	Rating: 1															
Frame: 1 - Wood		1/2 Bath: 1	Rating: 1															
Prime Wall: 5 - Asbestos		A HBth: 1	Rating: 1															
Sec Wall: 1	%	OthrFix: 1	Rating: 1															
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good					1st Res Grid   Desc: Line 1   # Units 1										
Color: TAN		A Kits: 1	Rating: 1					Level   FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl: 1	Rating: 1					Other										
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				Upper										
Grade: C - Average						Lvl 2												
Year Blt: 1948	Eff Yr Blt:					Lvl 1												
Alt LUC:	Alt %:					Lower												
Jurisdct:	Fact: .					Totals				RMS: 5	BRs: 2	Baths: 1	HB					
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %					Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 1 - Drywall		Functional: 1	31. %					Interior:	1	5	2							
Sec Int Wall: 1	%	Economic: 1	31. %					Additions:										
Partition: T - Typical		Special: 1	31. %					Kitchen:										
Prim Floors: 3 - Hardwood		Override: 1	31. %					Baths:										
Sec Floors: 1	%	Total: 1	31 %					Plumbing:										
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>								Electric:								
Subfloor: 1						<b>COMPARABLE SALES</b>				Heating:								
Bsmnt Gar: 1										General:								
Electric: 3 - Typical										Totals				1	5	2		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC: 1																	
Solar HW: NO	Central Vac: NO																	
% Com Wal 25	% Sprinkled																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 034.0-0003-0005.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
<b>IMAGE</b> 																		
<b>AssessPro Patriot Properties, Inc</b>																		